



# 23 Bannister Close

Witley Surrey GU8 5RR

Guide Price: £530,000 Freehold







- Small Residential Cul-De-Sac
- Easy Reach of Excellent Local Amenities
- Schools to Suit All Age Groups Nearby
- Entrance Hall & Cloakroom
- Living/Dining Room
- Conservatory
- Refitted Kitchen
- Three Bedrooms & Bathroom
- Gas Heating & Double Glazed Windows
- Long Driveway & Garage - Landscaped Gardens



A tastefully refurbished three bedroom detached family house offering bright and spacious accommodation. The house occupies an enviable position at the end of this small cul de sac and is within easy reach of local amenities as well as the A3 and Milford main line station.















Main Line Station – 1.9 mile (Waterloo approx. 45 mins)

Milford Village Centre – 1.3 mile Godalming – 3.0 miles

Infant School – 0.7 mile Junior School - 0.5 mile

Secondary School – 0.5 miles - Doctors – 1.3 miles Dentist – 0.0 miles

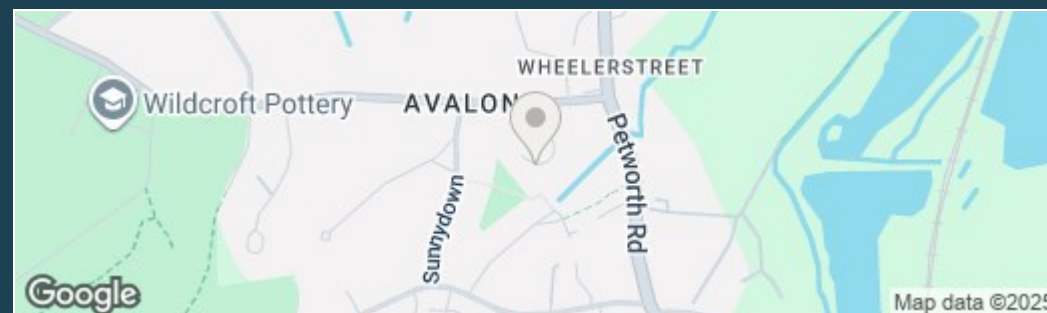
A3 – miles 2.2 miles M25 – 16.7 miles M3 – 16.0 miles

Energy Efficiency Rating - C

Council Tax Band - E Payable £3028.50 (2025/26)



Directions: BOX 409 - B1 Proceed out of Godalming in a southerly direction on the A3100 and at the roundabout by the Inn On The Lake take the right hand exit continuing under the railway bridge and on into the Portsmouth Road. Continue to Milford Village and at the mini roundabout turn left into Church Road. Continue to the next roundabout and take the first exit again, this time on the A283/Petworth Road continuing on towards the village of Witley. Turn right into Wheeler Lane immediately after The Star Public House and take the first turning on your left hand side into Bannister Close.



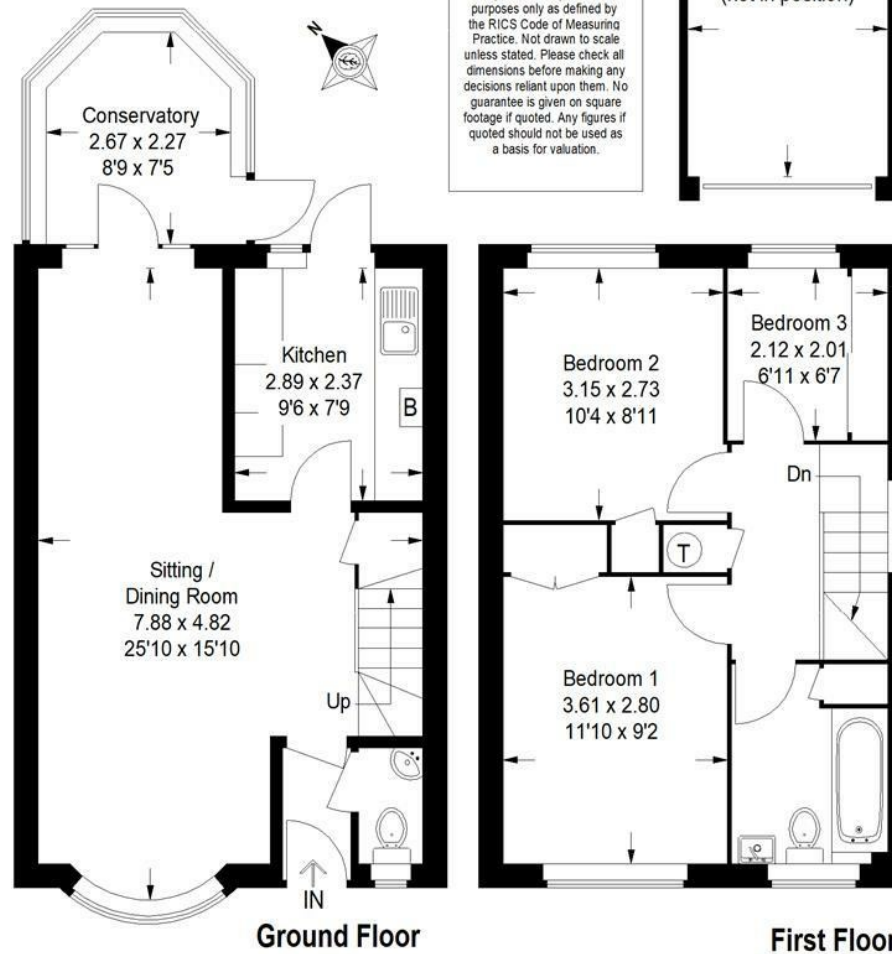


# Bannister Close, Witley

ZOOPLA

Approximate Gross Internal Area  
Ground Floor = 43.2 sq m / 465 sq ft  
First Floor = 35.8 sq m / 385 sq ft  
Garage = 13.5 sq m / 145 sq ft  
Total = 92.5 sq m / 995 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.